



PLANNING AND ZONING COMMISSION COMMUNICATION

October 16, 2018

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 18-12-SUP, and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 18-12-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Villages of Bear Creek Addition, Block 2, Lot 8, 801 E. Mid-Cities Boulevard, Suite 600 of a Pet Grooming Use in the Community Business District (C-2) zoning and consider recommendation for an Ordinance.

ALTERNATIVES:

- Open the Public Hearing and continue it to the next meeting
- Recommend approval of the request
- Recommend approval of the request with modifications
- Recommend denial of the request

SUMMARY OF SUBJECT:

Applicant: Autumn Fuller

Location: 801 E. Mid-Cities Boulevard, Suite 600. The property is zoned Community Business District (C-2).

Project Summary: The applicant is requesting a new Specific Use Permit for an 800 square foot pet grooming business located at 801 E. Mid-Cities Boulevard, Suite 600. Previously, Chic Tails Pet Boutique and Spa was at this location. The applicant intends to purchase the Chic Tails Pet Boutique business and rebrand the business. Pet grooming requires a Specific Use Permit in order to gauge the appropriateness of a business, which may cause a nuisance to surrounding residential properties due to the noise of barking animals.

The location is an in-line retail shopping center, which currently houses a real-estate office and a dry cleaning store. Adjacent uses are a self-service car wash and a

convenience store. Undeveloped property containing a gas well pad site exists to the north.

The applicant proposes to continue operating the pet grooming business within typical business hours only. There will be no overnight boarding of animals within the facility. The new owner has stated that there will be a rotating number of pets in the facility, and estimates that there could be between 2-4 animals on a slow day, and between 4-6 on Fridays and Saturdays.

In addition to the spa services, there will be a small retail element to the business of selling pet grooming products and animal toys.

The in-line retail site has adequate parking to hold the demand of the business.

The Development Services Group has reviewed the application and has found that it complies with the City of Euless regulations.

Staff recommends approval with the following conditions:

- a. Tied to the business owner, Ms. Autumn Fuller; and,
- b. Tied to the business name, Autumn's Pampered Pets; and,
- c. No animals may be kennelled overnight within the facility; and,
- d. The Specific Use permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Draft Ordinance XXXX
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner